

Suburb Statistics Report

Durack QLD 4077

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Raine & Horne[®]



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Area Profile

Durack, QLD

The size of Durack is approximately 4 square kilometres. It has 12 parks covering nearly 10.4% of total area. The population of Durack in 2011 was 6,177 people. By 2016 the population was 7,501 showing a population growth of 21.4% in the area during that time. The predominant age group in Durack is 30-39 years. Households in Durack are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Durack work in a professional occupation. In 2011, 59.7% of the homes in Durack were owner-occupied compared with 58.7% in 2016. Currently the median sales price of houses in the area is \$660,000.

	House	Unit	Land
Average Tenure Period	14.0 years	7.2 years	-
Total Dwellings	1,930	335	99
Total New Listings	48	28	-
Median Value	\$710,088	\$467,339	-
Total Properties Listed	59	31	-

Market Trends

House: Market Trends

45

Properties Sold
(12 Months)

14.0

Average Tenure Period
(Years)

\$560/w

Median Asking Rent
(12 Months)

48

New Sale Listings
(12 Months)

17.5

Days on Market
(12 Months)

72

Rental Rate
Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$740,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$660,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$610,000

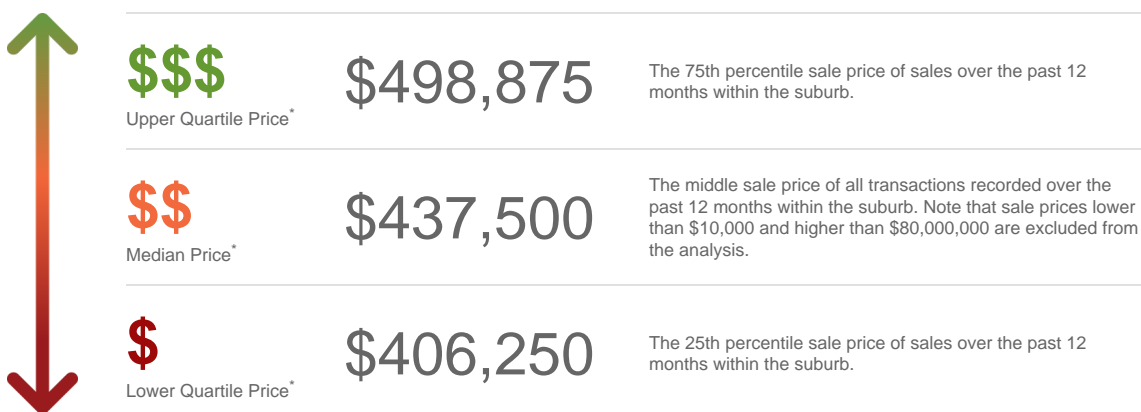
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Unit: Market Trends



Unit: Median Price Quartiles

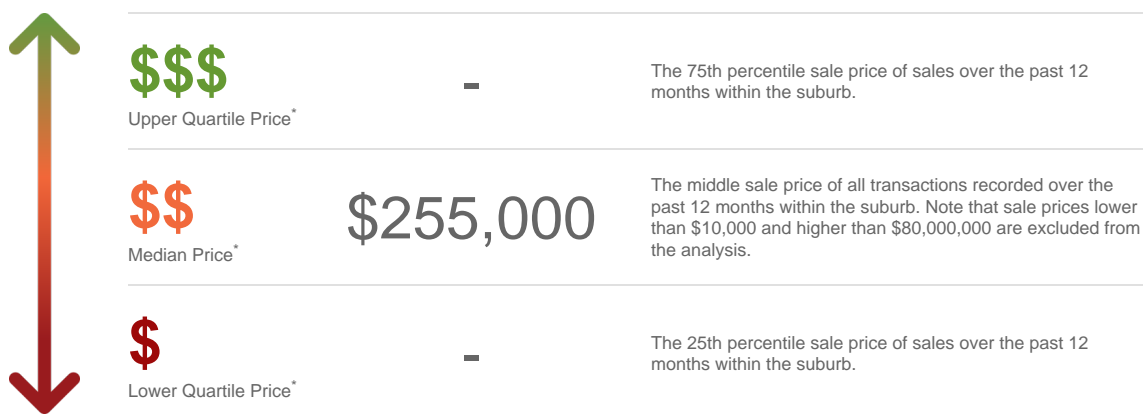


*Statistics are calculated over a rolling 12 month period

Land: Market Trends

1 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

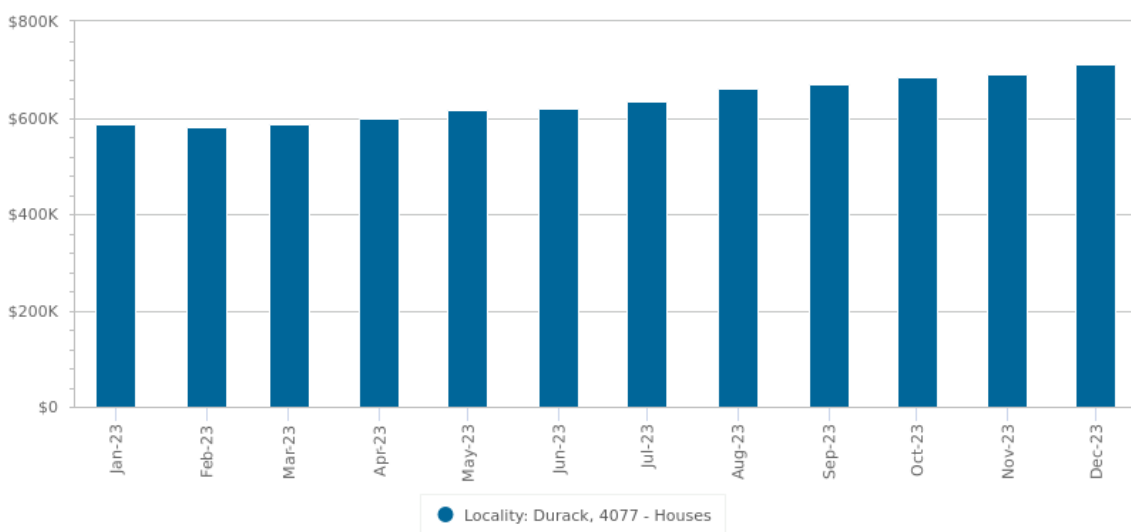
House: Recent Median Value

\$710K

Dec 2023

	Durack
Jan 2023	\$586,928
Feb 2023	\$579,908
Mar 2023	\$588,034
Apr 2023	\$599,384
May 2023	\$614,854
Jun 2023	\$619,566
Jul 2023	\$634,756
Aug 2023	\$659,704
Sep 2023	\$669,894
Oct 2023	\$683,879
Nov 2023	\$691,355
Dec 2023	\$710,088

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

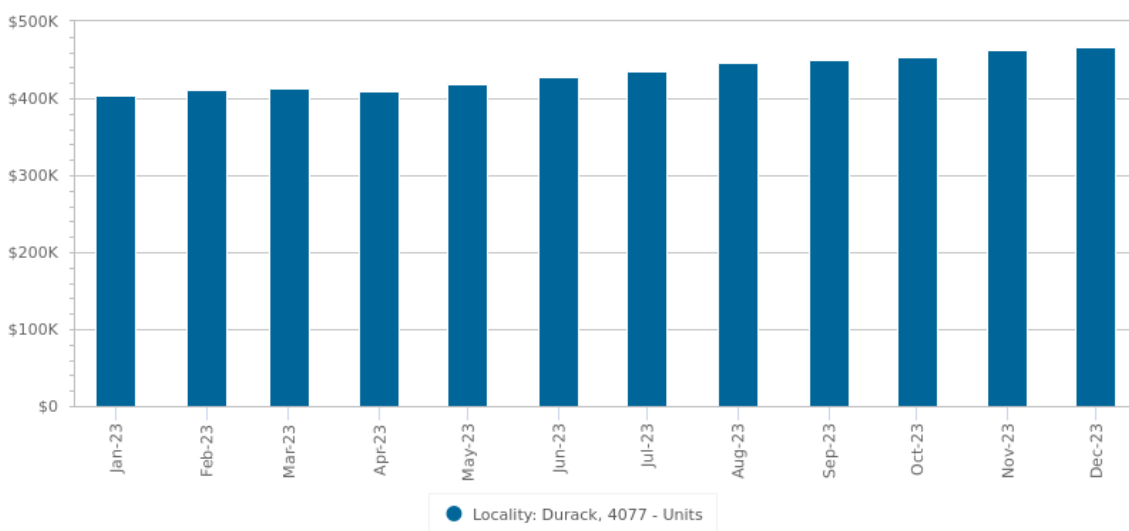
Unit: Recent Median Value

\$467K

Dec 2023

	Durack
Jan 2023	\$403,437
Feb 2023	\$410,353
Mar 2023	\$412,984
Apr 2023	\$408,966
May 2023	\$419,113
Jun 2023	\$428,081
Jul 2023	\$435,852
Aug 2023	\$446,510
Sep 2023	\$450,536
Oct 2023	\$454,588
Nov 2023	\$462,536
Dec 2023	\$467,339

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

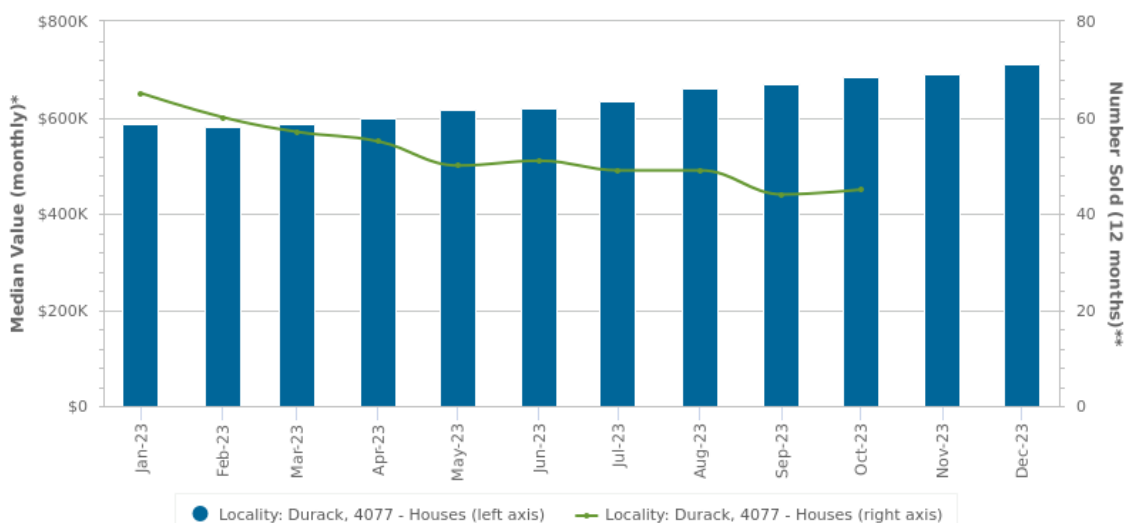
House: Median Value vs Number Sold

45

Oct 2023

	Median Value	Number Of Sold
Jan 2023	\$586,928	65
Feb 2023	\$579,908	60
Mar 2023	\$588,034	57
Apr 2023	\$599,384	55
May 2023	\$614,854	50
Jun 2023	\$619,566	51
Jul 2023	\$634,756	49
Aug 2023	\$659,704	49
Sep 2023	\$669,894	44
Oct 2023	\$683,879	45
Nov 2023	\$691,355	-
Dec 2023	\$710,088	-

Statistics are calculated over a rolling 12 month period



*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

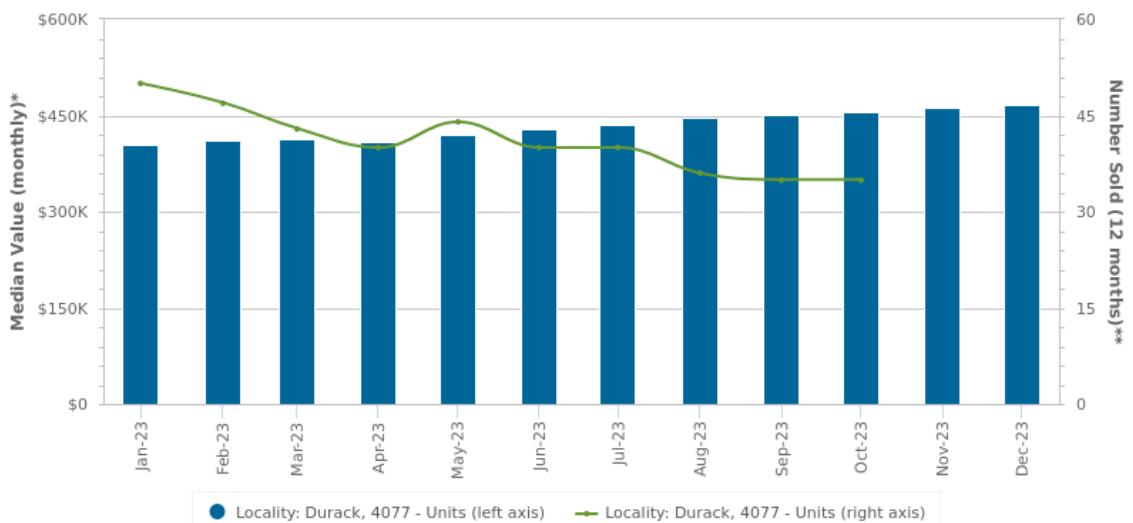
35

Oct 2023

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2023	\$403,437	50
Feb 2023	\$410,353	47
Mar 2023	\$412,984	43
Apr 2023	\$408,966	40
May 2023	\$419,113	44
Jun 2023	\$428,081	40
Jul 2023	\$435,852	40
Aug 2023	\$446,510	36
Sep 2023	\$450,536	35
Oct 2023	\$454,588	35
Nov 2023	\$462,536	-
Dec 2023	\$467,339	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

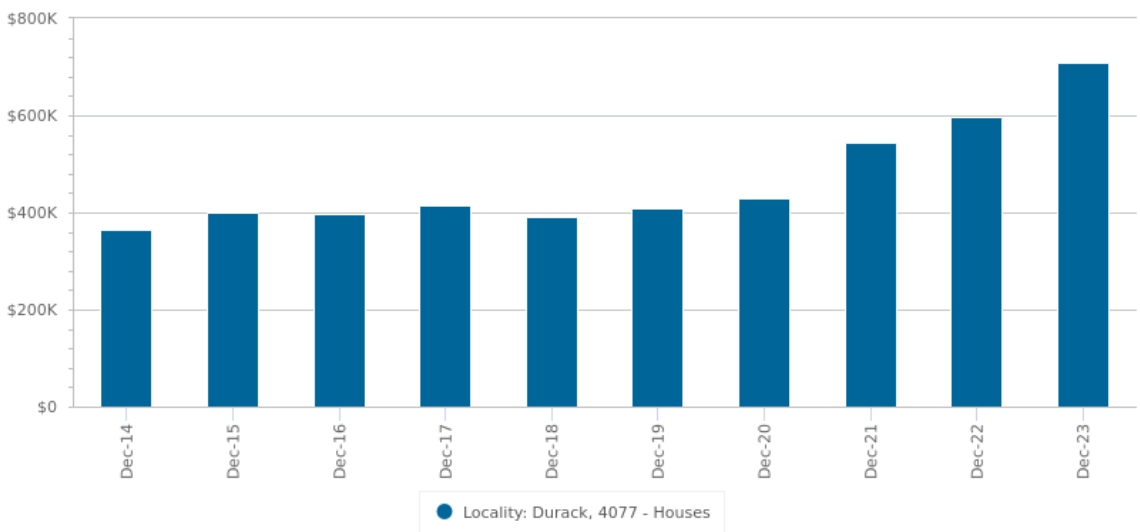
House: Median Value

\$710K

Dec 2023

	Durack
Dec 2015	\$400,195
Dec 2016	\$396,278
Dec 2017	\$413,797
Dec 2018	\$391,269
Dec 2019	\$408,107
Dec 2020	\$430,715
Dec 2021	\$545,505
Dec 2022	\$596,100
Dec 2023	\$710,088
Dec 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

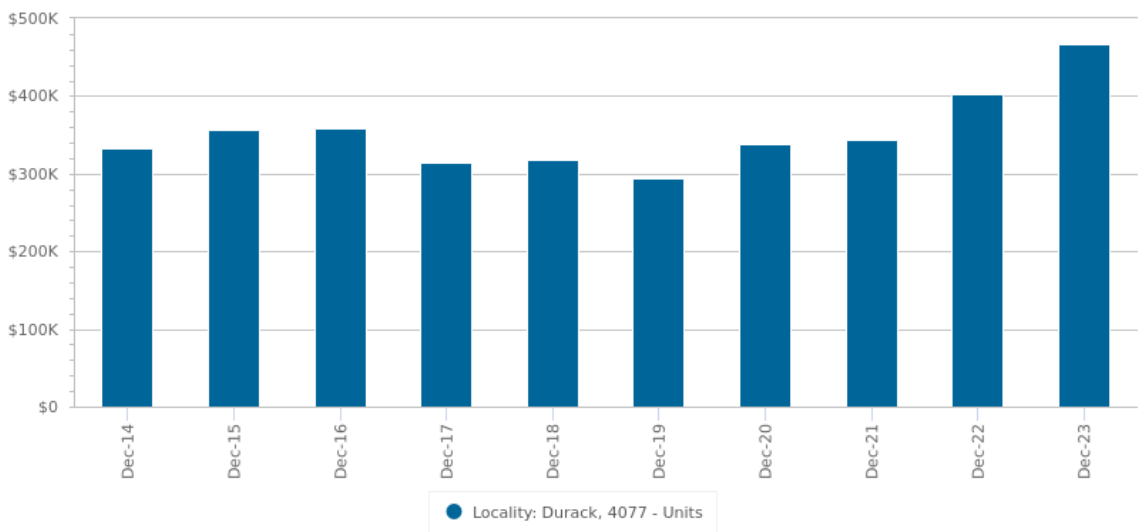
Unit: Median Value

\$467K

Dec 2023

	Durack
Dec 2015	\$356,427
Dec 2016	\$358,582
Dec 2017	\$314,199
Dec 2018	\$318,643
Dec 2019	\$293,887
Dec 2020	\$338,493
Dec 2021	\$344,462
Dec 2022	\$401,964
Dec 2023	\$467,339
Dec 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

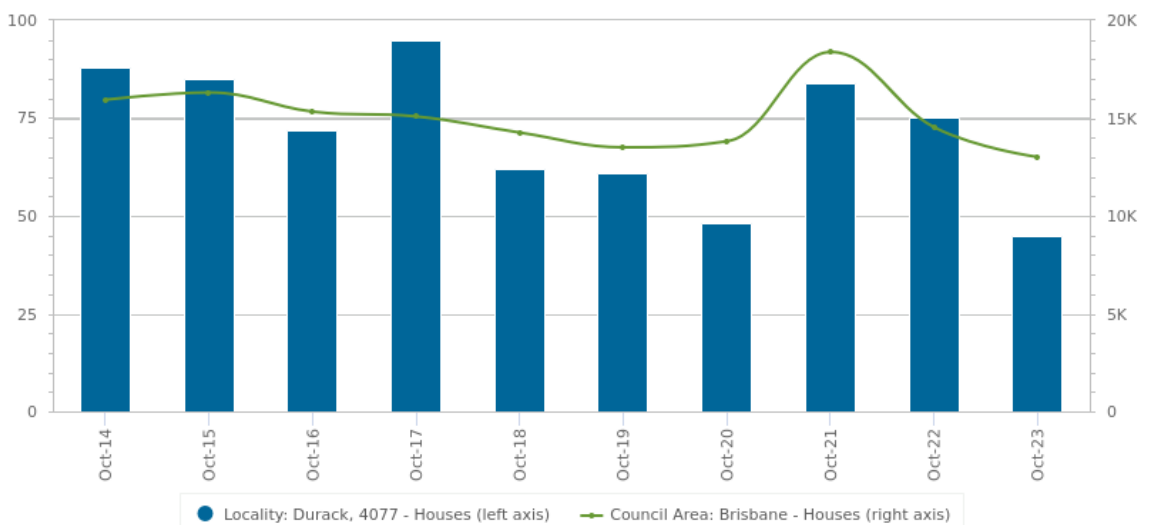
House: Sales Per Annum

45

Oct 2023

	Durack	Brisbane
Oct 2015	85	16309
Oct 2016	72	15325
Oct 2017	95	15080
Oct 2018	62	14255
Oct 2019	61	13503
Oct 2020	48	13819
Oct 2021	84	18379
Oct 2022	75	14521
Oct 2023	45	13006
Oct 2024	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

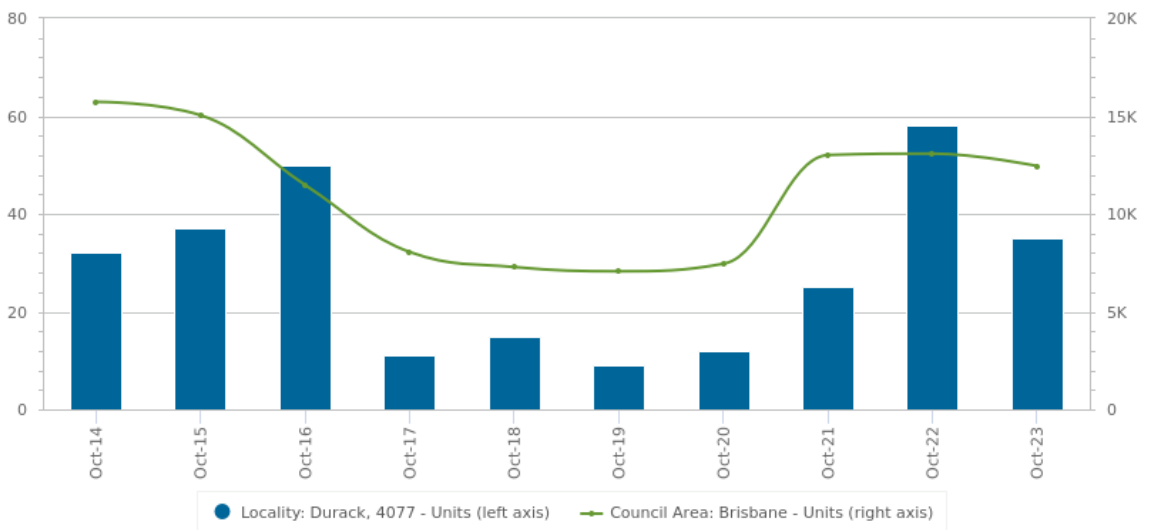
Unit: Sales Per Annum

35

Oct 2023

	Durack	Brisbane
Oct 2015	37	15035
Oct 2016	50	11454
Oct 2017	11	8039
Oct 2018	15	7279
Oct 2019	9	7062
Oct 2020	12	7454
Oct 2021	25	13010
Oct 2022	58	13081
Oct 2023	35	12444
Oct 2024	0	0

Statistics are calculated over a rolling 12 month period



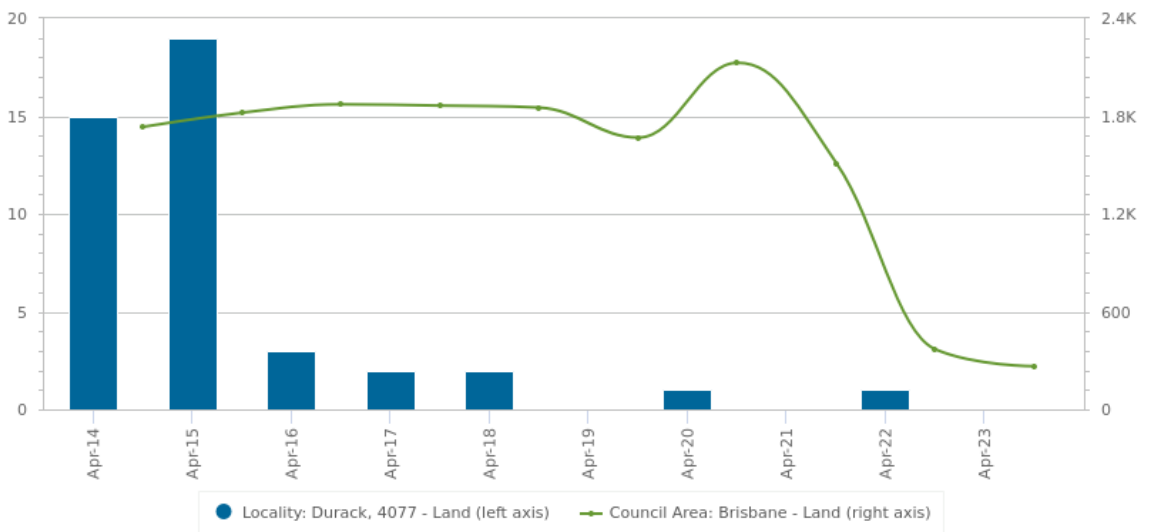
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Apr 2022

	Durack	Brisbane
Apr 2015	19	1821
Apr 2016	3	1872
Apr 2017	2	1864
Apr 2018	2	1852
Apr 2019	0	1668
Apr 2020	1	2127
Apr 2021	0	1509
Apr 2022	1	368
Apr 2023	0	265
Apr 2024	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

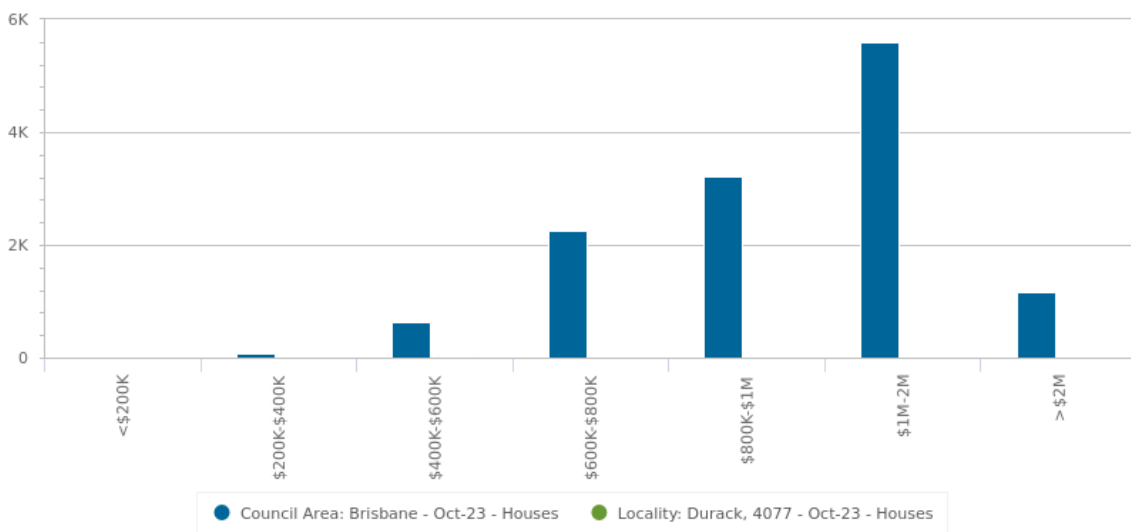
House: Sales By Price

\$29.91M

Oct 2023

	Durack	Brisbane
<\$200K	-	6
\$200K-\$400K	2	77
\$400K-\$600K	9	642
\$600K-\$800K	26	2,250
\$800K-\$1M	7	3,218
\$1M-\$2M	1	5,607
>\$2M	-	1,169

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

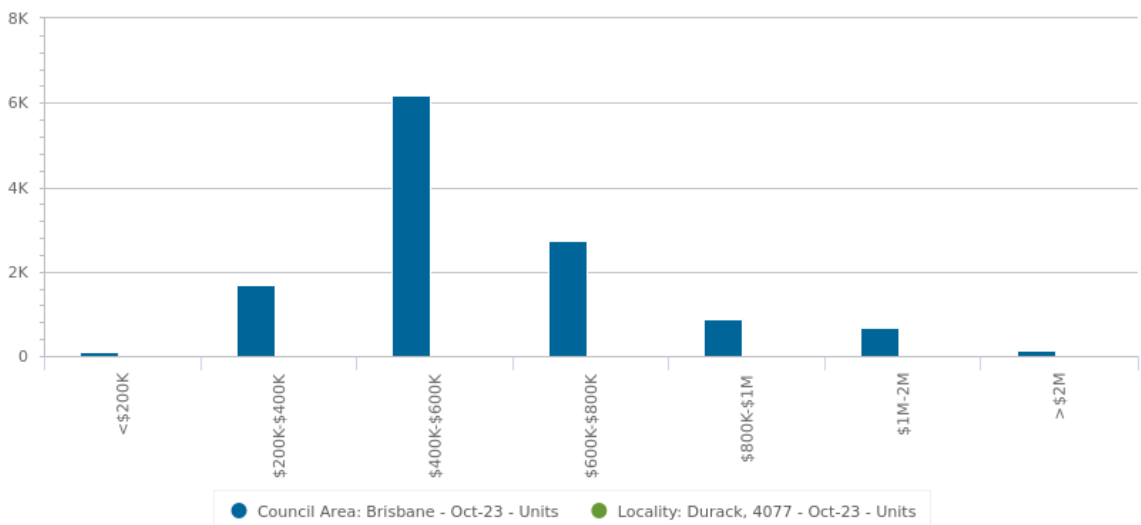
Unit: Sales By Price

\$15.38M

Oct 2023

	Durack	Brisbane
<\$200K	-	101
\$200K-\$400K	7	1,699
\$400K-\$600K	26	6,179
\$600K-\$800K	1	2,750
\$800K-\$1M	-	880
\$1M-\$2M	-	674
>\$2M	-	150

Statistics are calculated over a rolling 12 month period

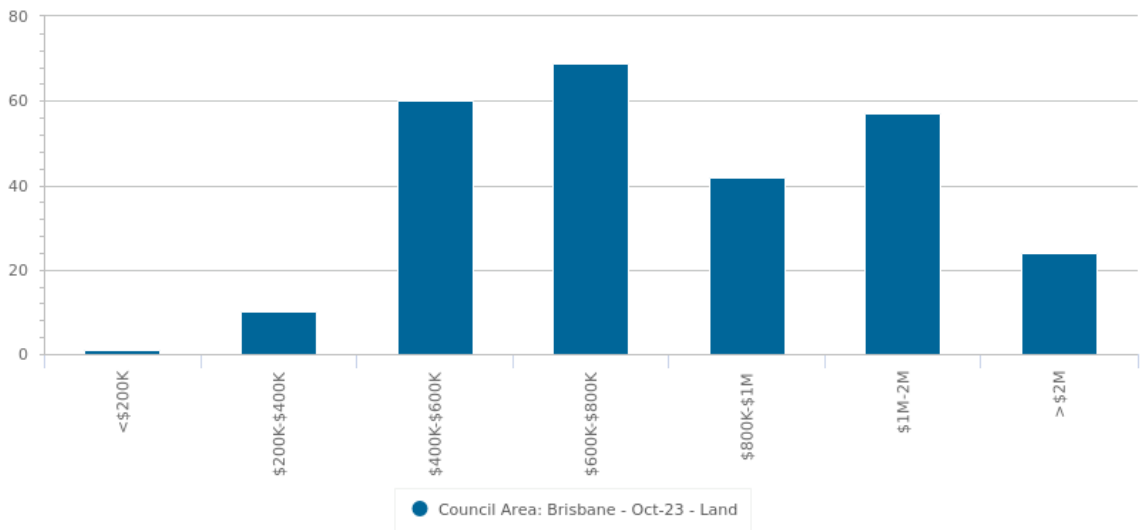


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Durack	Brisbane
<\$200K	-	1
\$200K-\$400K	-	10
\$400K-\$600K	-	60
\$600K-\$800K	-	69
\$800K-\$1M	-	42
\$1M-\$2M	-	57
>\$2M	-	24

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

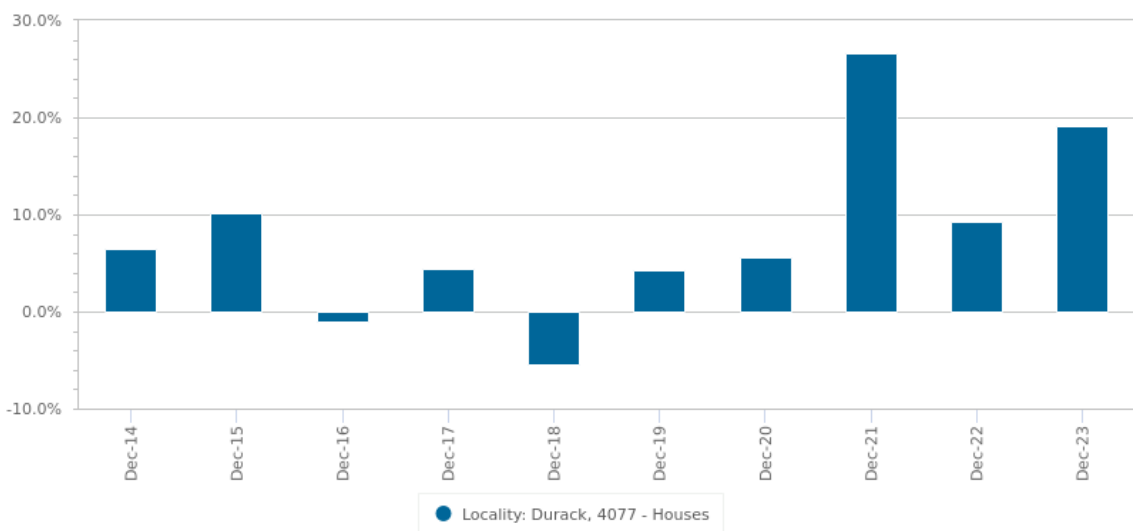
House: Change In Median Value

19.1%

Dec 2023

	Durack
Dec 2015	10.1%
Dec 2016	-1.0%
Dec 2017	4.4%
Dec 2018	-5.4%
Dec 2019	4.3%
Dec 2020	5.5%
Dec 2021	26.7%
Dec 2022	9.3%
Dec 2023	19.1%
Dec 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

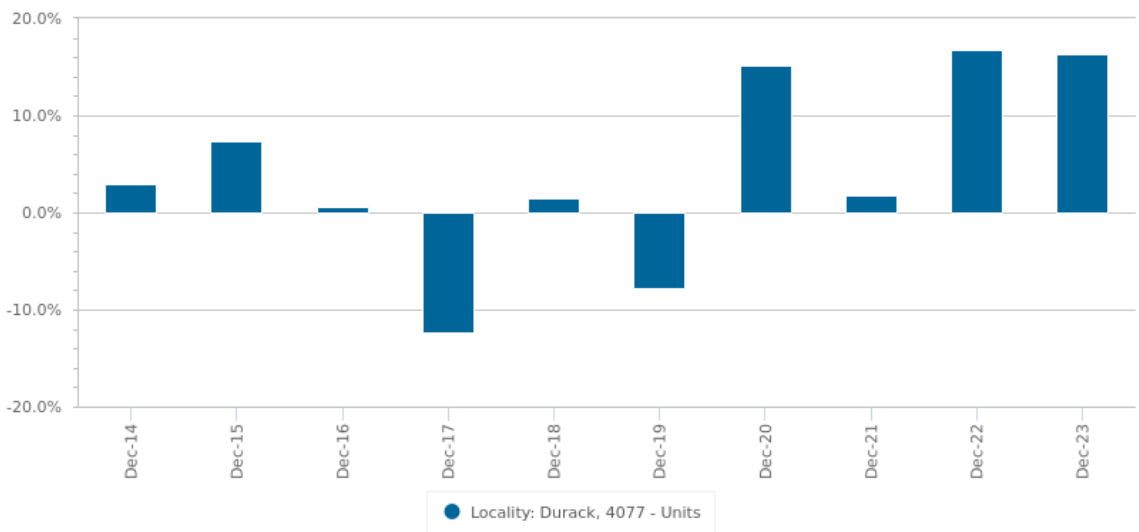
Unit: Change In Median Value

16.3%

Dec 2023

	Durack
Dec 2015	7.3%
Dec 2016	0.6%
Dec 2017	-12.4%
Dec 2018	1.4%
Dec 2019	-7.8%
Dec 2020	15.2%
Dec 2021	1.8%
Dec 2022	16.7%
Dec 2023	16.3%
Dec 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

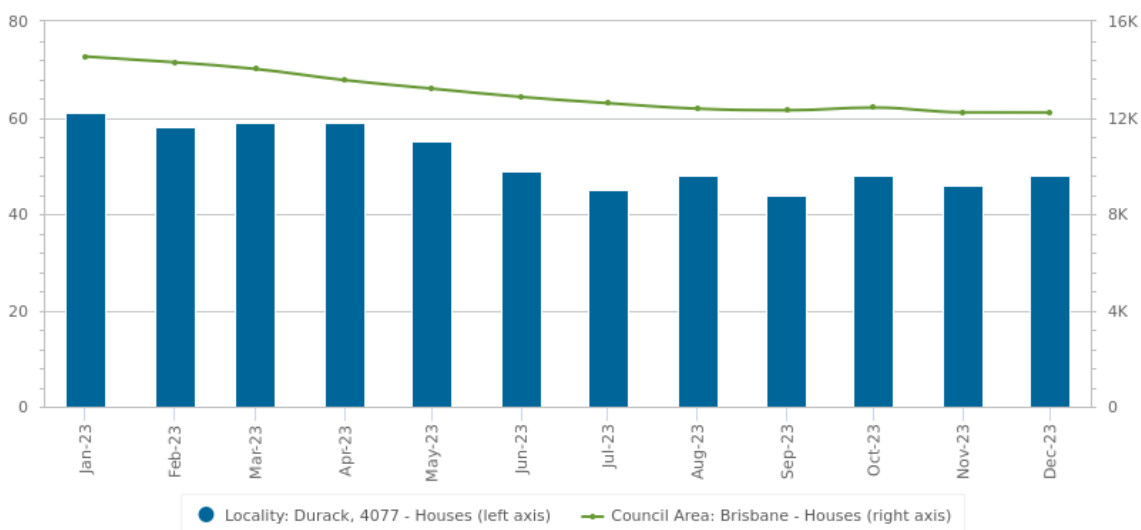
House: Number of New Listing

48

Dec 2023

	Durack	Brisbane
Jan 2023	61	14,537
Feb 2023	58	14,297
Mar 2023	59	14,018
Apr 2023	59	13,553
May 2023	55	13,203
Jun 2023	49	12,858
Jul 2023	45	12,600
Aug 2023	48	12,370
Sep 2023	44	12,306
Oct 2023	48	12,418
Nov 2023	46	12,220
Dec 2023	48	12,216

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

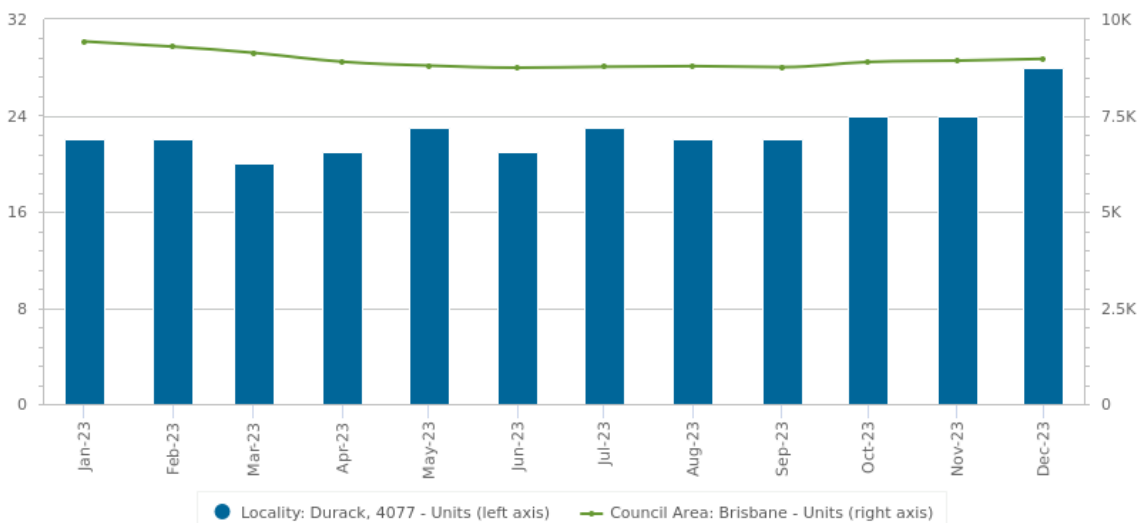
Unit: Number of New Listing

28

Dec 2023

	Durack	Brisbane
Jan 2023	22	9,424
Feb 2023	22	9,288
Mar 2023	20	9,128
Apr 2023	21	8,895
May 2023	23	8,796
Jun 2023	21	8,742
Jul 2023	23	8,765
Aug 2023	22	8,782
Sep 2023	22	8,756
Oct 2023	24	8,891
Nov 2023	24	8,925
Dec 2023	28	8,971

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

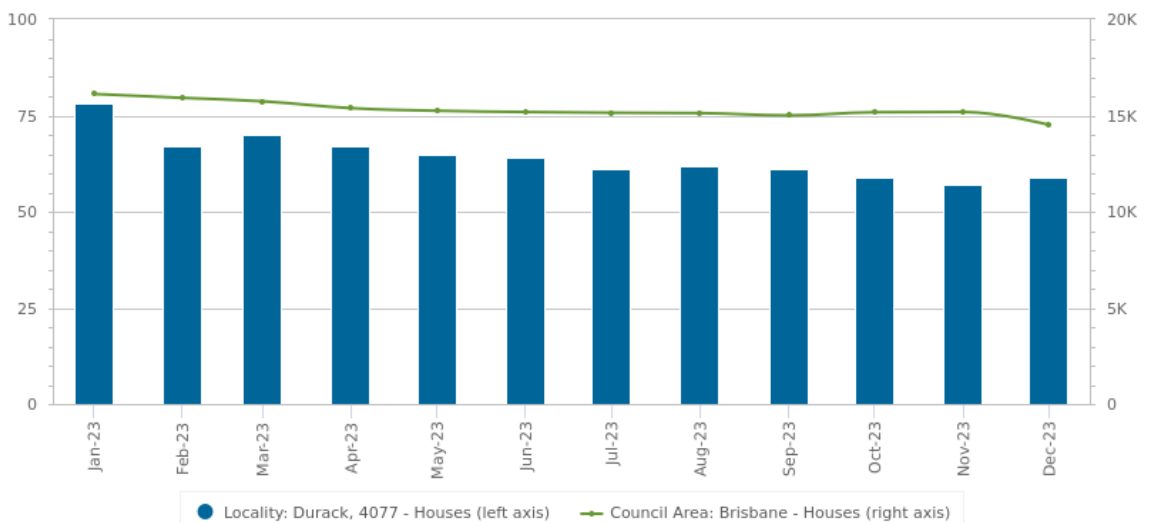
House: Total Properties Listed

59

Dec 2023

	Durack	Brisbane
Jan 2023	78	16,116
Feb 2023	67	15,913
Mar 2023	70	15,734
Apr 2023	67	15,378
May 2023	65	15,244
Jun 2023	64	15,178
Jul 2023	61	15,141
Aug 2023	62	15,122
Sep 2023	61	15,004
Oct 2023	59	15,168
Nov 2023	57	15,181
Dec 2023	59	14,502

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

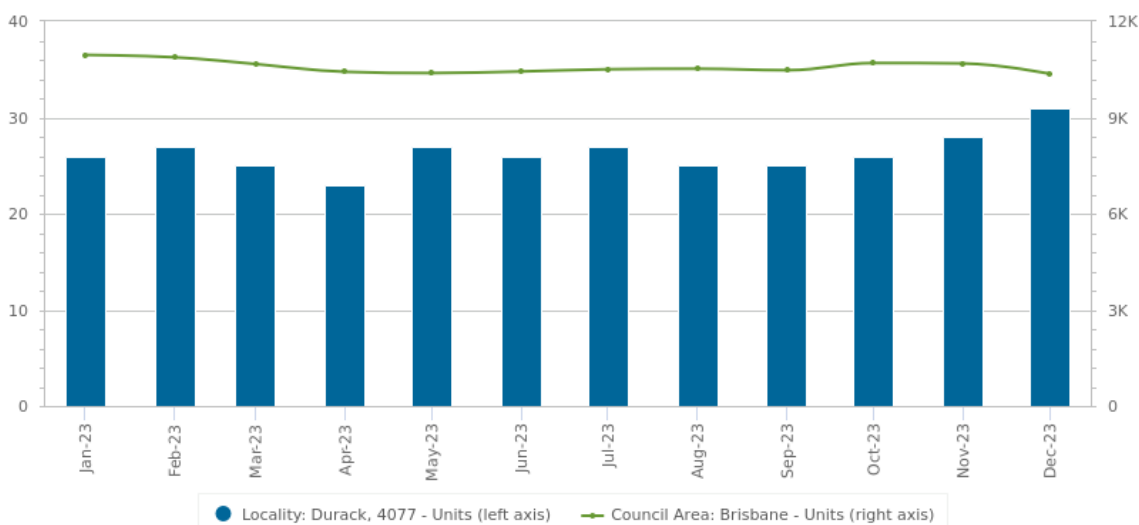
Unit: Total Properties Listed

31

Dec 2023

	Durack	Brisbane
Jan 2023	26	10,951
Feb 2023	27	10,875
Mar 2023	25	10,665
Apr 2023	23	10,423
May 2023	27	10,385
Jun 2023	26	10,434
Jul 2023	27	10,503
Aug 2023	25	10,519
Sep 2023	25	10,473
Oct 2023	26	10,698
Nov 2023	28	10,684
Dec 2023	31	10,362

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

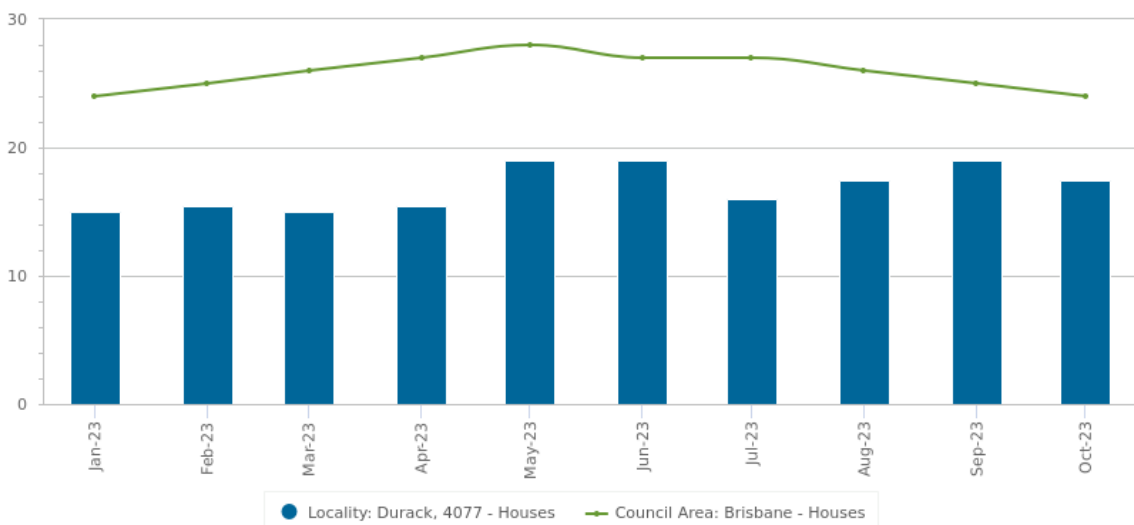
House: Median Days On Market

17.5

Oct 2023

	Durack	Brisbane
Jan 2023	15	24
Feb 2023	15.5	25
Mar 2023	15	26
Apr 2023	15.5	27
May 2023	19	28
Jun 2023	19	27
Jul 2023	16	27
Aug 2023	17.5	26
Sep 2023	19	25
Oct 2023	17.5	24
Nov 2023	-	-
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

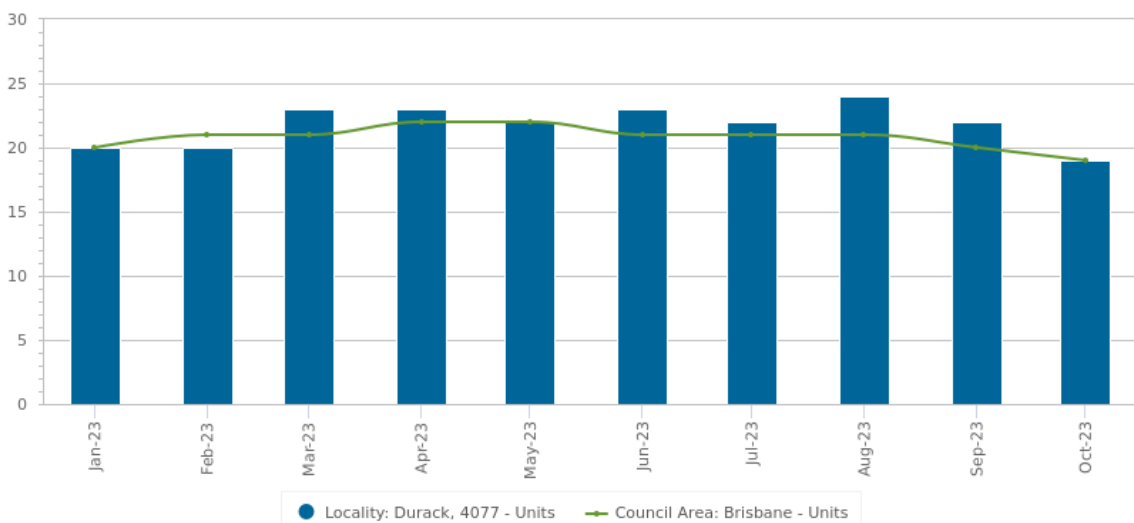
Unit: Median Days On Market

19

Oct 2023

	Durack	Brisbane
Jan 2023	20	20
Feb 2023	20	21
Mar 2023	23	21
Apr 2023	23	22
May 2023	22	22
Jun 2023	23	21
Jul 2023	22	21
Aug 2023	24	21
Sep 2023	22	20
Oct 2023	19	19
Nov 2023	-	-
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

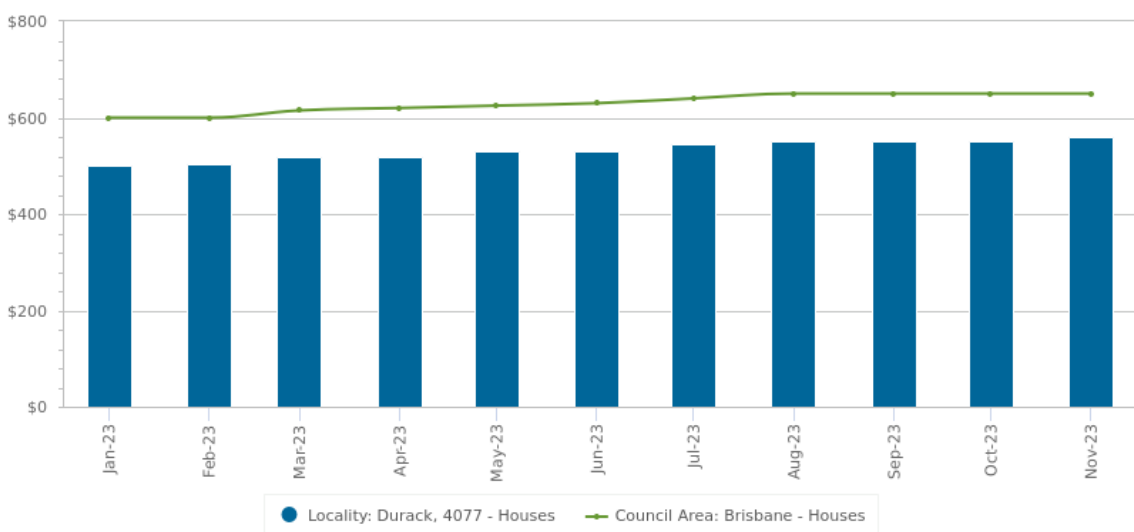
House: Median Rent

\$560/w

Nov 2023

	Durack	Brisbane
Jan 2023	\$500/w	\$600/w
Feb 2023	\$505/w	\$600/w
Mar 2023	\$520/w	\$615/w
Apr 2023	\$520/w	\$620/w
May 2023	\$530/w	\$625/w
Jun 2023	\$530/w	\$630/w
Jul 2023	\$545/w	\$640/w
Aug 2023	\$550/w	\$650/w
Sep 2023	\$550/w	\$650/w
Oct 2023	\$550/w	\$650/w
Nov 2023	\$560/w	\$650/w
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

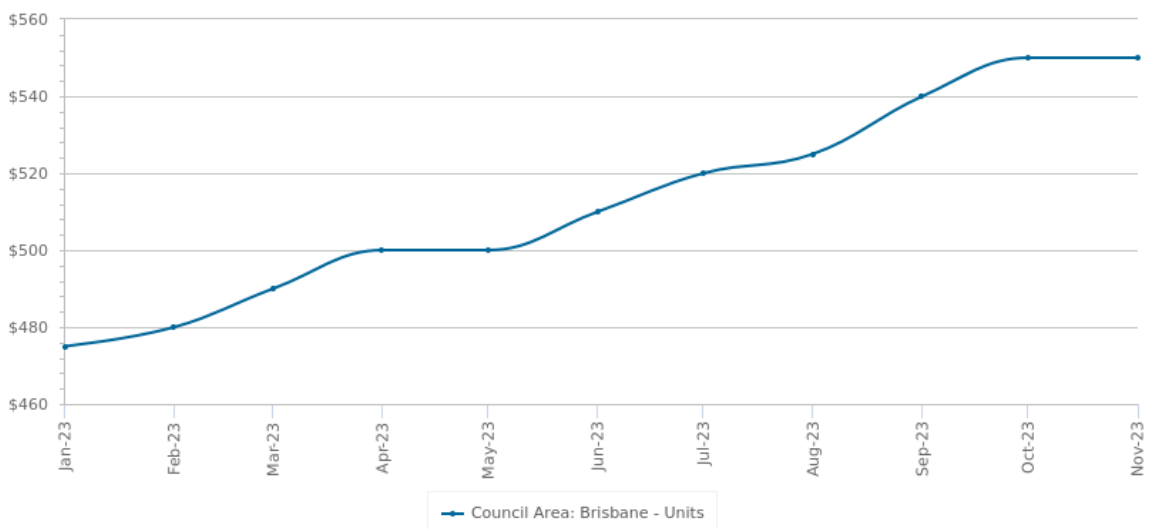
Unit: Median Rent

\$365/w

Jul 2022

	Durack	Brisbane
Jan 2023	-	\$475/w
Feb 2023	-	\$480/w
Mar 2023	-	\$490/w
Apr 2023	-	\$500/w
May 2023	-	\$500/w
Jun 2023	-	\$510/w
Jul 2023	-	\$520/w
Aug 2023	-	\$525/w
Sep 2023	-	\$540/w
Oct 2023	-	\$550/w
Nov 2023	-	\$550/w
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

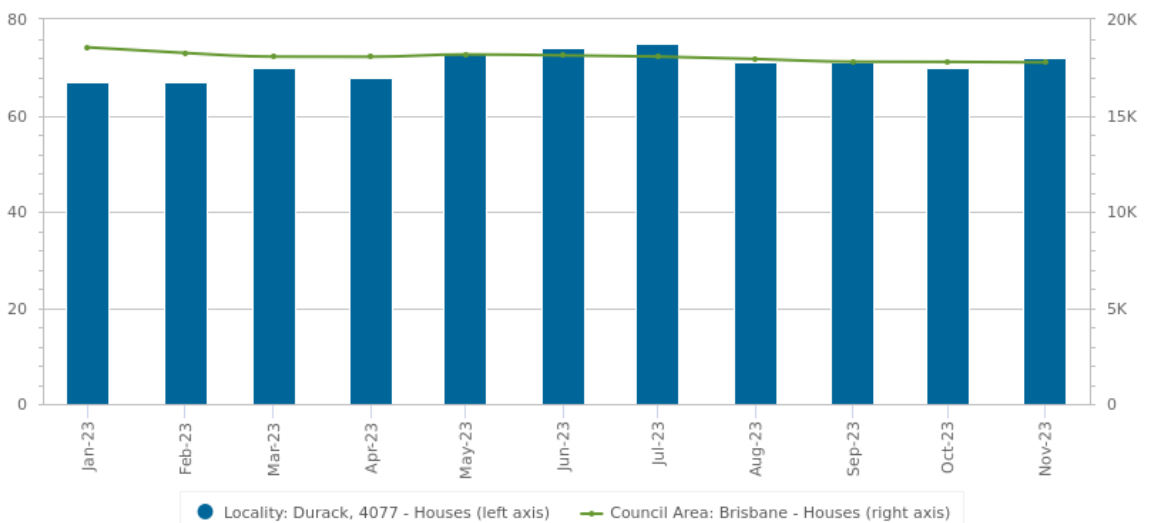
House: Rental Rate Observations

72

Nov 2023

	Durack	Brisbane
Jan 2023	67	18,539
Feb 2023	67	18,245
Mar 2023	70	18,055
Apr 2023	68	18,050
May 2023	73	18,174
Jun 2023	74	18,121
Jul 2023	75	18,060
Aug 2023	71	17,934
Sep 2023	71	17,794
Oct 2023	70	17,786
Nov 2023	72	17,758
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

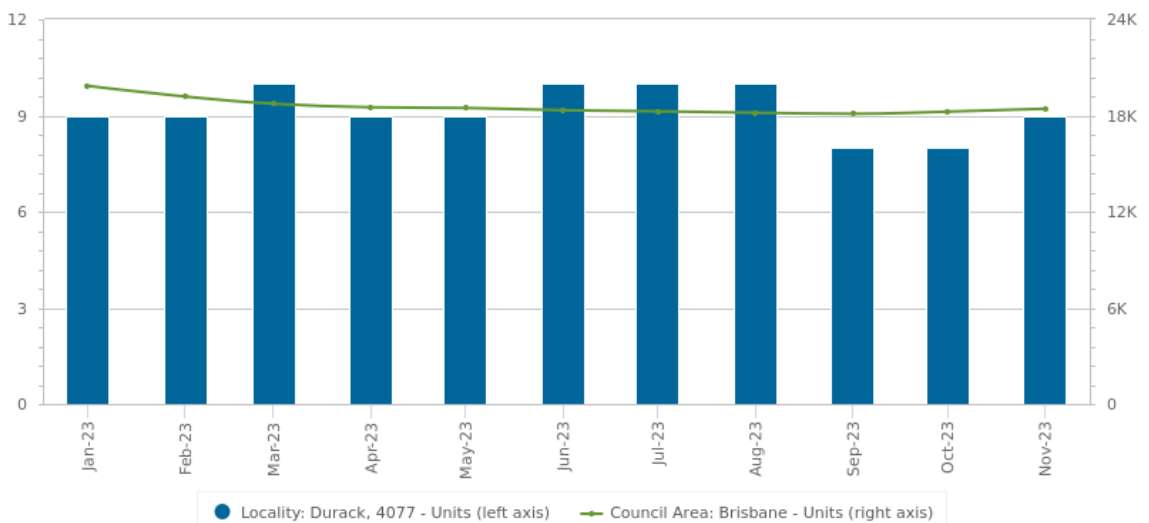
Unit: Rental Rate Observations

9

Nov 2023

	Durack	Brisbane
Jan 2023	9	19,839
Feb 2023	9	19,170
Mar 2023	10	18,730
Apr 2023	9	18,510
May 2023	9	18,466
Jun 2023	10	18,325
Jul 2023	10	18,257
Aug 2023	10	18,171
Sep 2023	8	18,103
Oct 2023	8	18,239
Nov 2023	9	18,420
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

14.3%

Nov 2023

	Durack	Brisbane
Jan 2023	19.0%	13.2%
Feb 2023	18.1%	10.1%
Mar 2023	18.2%	11.8%
Apr 2023	15.6%	12.7%
May 2023	17.8%	13.6%
Jun 2023	12.8%	12.5%
Jul 2023	13.5%	13.3%
Aug 2023	13.4%	13.0%
Sep 2023	13.4%	12.1%
Oct 2023	12.2%	11.6%
Nov 2023	14.3%	9.2%
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

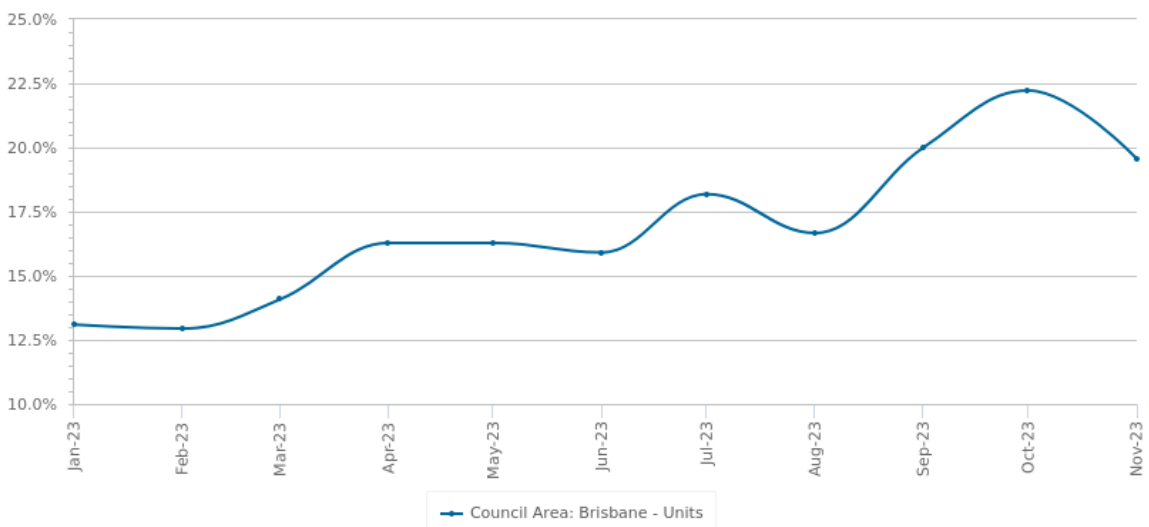
Unit: Change in Rental Rate

-0.7%

Jul 2022

	Durack	Brisbane
Jan 2023	-	13.1%
Feb 2023	-	12.9%
Mar 2023	-	14.1%
Apr 2023	-	16.3%
May 2023	-	16.3%
Jun 2023	-	15.9%
Jul 2023	-	18.2%
Aug 2023	-	16.7%
Sep 2023	-	20.0%
Oct 2023	-	22.2%
Nov 2023	-	19.6%
Dec 2023	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

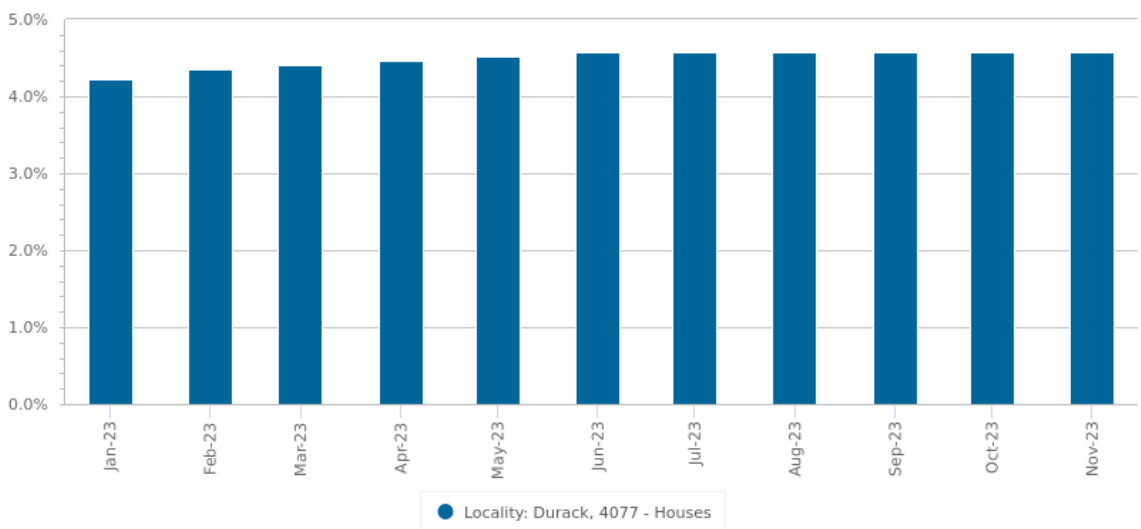
House: Value Based Rental Yield

4.6%

Nov 2023

	Durack
Jan 2023	4.2%
Feb 2023	4.3%
Mar 2023	4.4%
Apr 2023	4.5%
May 2023	4.5%
Jun 2023	4.6%
Jul 2023	4.6%
Aug 2023	4.6%
Sep 2023	4.6%
Oct 2023	4.6%
Nov 2023	4.6%
Dec 2023	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

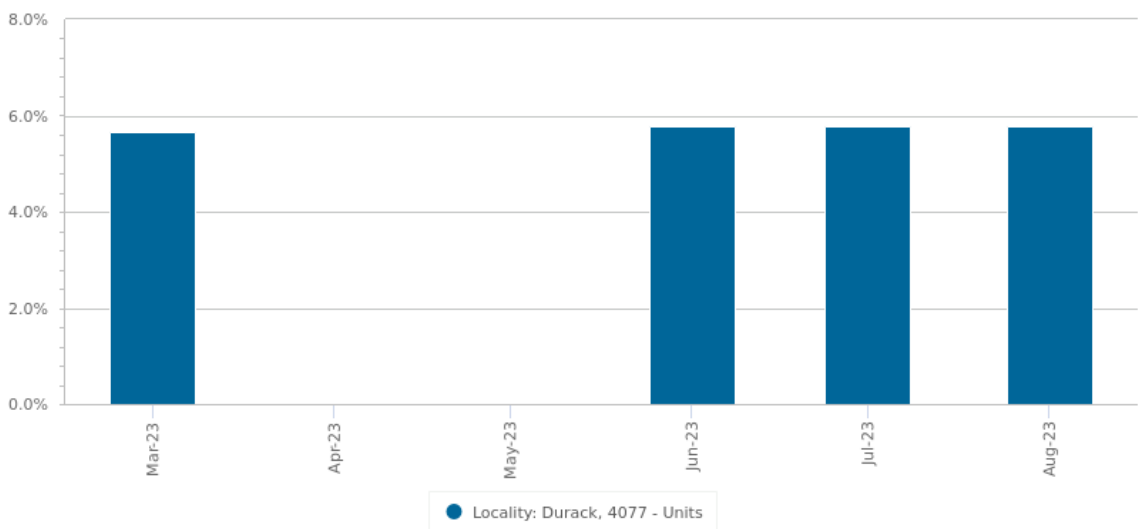
Unit: Value Based Rental Yield

5.8%

Aug 2023

	Durack
Jan 2023	-
Feb 2023	-
Mar 2023	5.7%
Apr 2023	-
May 2023	-
Jun 2023	5.8%
Jul 2023	5.8%
Aug 2023	5.8%
Sep 2023	-
Oct 2023	-
Nov 2023	-
Dec 2023	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

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